

AUTHORIZED SIZES, NUMBER OF ROOMS, AND APPLIANCES for IHS STAFF QUARTERS

In compliance with the OMB Circular No. A-45 (Revised October 20, 1993), the following are the number and type of rooms for the authorized NET floor areas for each size of unit. The net floor area shown is defined as the authorized space inside exterior or party walls, excluding interior walls, spaces for service, storage, mechanical equipment and garage/carport. The net area does not include unfinished attic space. If a basement is provided, the service, inside storage and mechanical rooms are to be located in the basement for normal and remote locations. For remote locations, the Family Room (Den) is to be in the basement also if a basement is provided. When a basement is provided, the footprint for the main level is reduced by spaces relocated to the basement. For remote locations, the authorized size of the structure has been increased to provide space for recreational purposes, and extra space has been provided for storage of food and other supplies. Where wood is readily available, fireplaces are authorized to supplement the heating, and is to be considered in the design for the heating equipment. To comply with the Uniform Federal Accessibility Standards (UFAS), five percent of any new construction is to be designed and constructed so they can be adapted for use by handicapped occupants. This includes the provision of necessary ramps, proper sized doors, rooms, halls, and equipment, plus the provision of adjustable items to allow use by the handicapped and non-handicapped, as assignments dictate, such as adjustable level counters. Arctic entrances (vestibules) and other arctic design features, when applicable, will not be counted in the gross floor area, and will be specifically authorized in the Program of Requirements for Quarters (PORQ). All units are to be provided with the appliances specified in the notes below, unless specified otherwise in the PORQ. All transient quarters are to be fully and completely furnished and equipped. (The PORQ will contain a detailed list.)

(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)	(Q)	(R)	(S)	(T)	(U)
ROOM DESCRIPTION	TQ 1 BR (¹) (NOR)	TQ 1 BR (¹) (REM)	TQ 1 BR (HC) (¹) (NOR)	TQ 1 BR (HC) (¹) (REM)	MF 1 BR (¹) (NOR)	MF 1 BR (¹) (REM)	MF 1 BR (HC) (¹) (NOR)	MF 1 BR (HC) (¹) (REM)	MF or SF 2 BR (²) (NOR)	MF or SF 2 BR (²) (REM)	MF or SF 2 BR (HC) (²) (NOR)	MF or SF 2 BR (HC) (²) (REM)	MF or SF 3 BR (²) (NOR)	MF or SF 3 BR (²) (REM)	MF or SF 3 BR (HC) (²) (NOR)	MF or SF 3 BR (HC) (²) (REM)	SF 4 BR (NOR)	SF 4 BR (REM)	SF 4 BR (HC) (NOR)	SF 4 BR (HC) (REM)
Entrance Foyer	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Coat Closet	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Kitchen ⁽³⁾					X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Kitchen/Dining Area ⁽⁴⁾	X	X	X	X																
Dining Room													X	X	X	X	X	X	X	X
Dining Room / Living Room ⁽⁵⁾					X	X	X	X	X	X	X	X								

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ROOM DESCRIPTION	TQ 1 BR	TQ 1 BR	TQ 1 BR (HC)	TQ 1 BR (HC)	MF 1 BR	MF 1 BR	MF 1 BR (HC)	MF 1 BR (HC)	MF or SF 2 BR	MF or SF 2 BR	MF or SF 2 BR (HC)	MF or SF 2 BR (HC)	MF or SF 3 BR	MF or SF 3 BR	MF or SF 3 BR (HC)	MF or SF 3 BR (HC)	SF 4 BR	SF 4 BR	SF 4 BR (HC)	SF 4 BR (HC)
	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)				
	(NOR)	(REM)	(NOR)	(REM)	(NOR)	(REM)	(NOR)	(REM)	(NOR)	(REM)	(2) (NOR)	(2) (REM)	(2) (NOR)	(2) (REM)	(2) (NOR)	(2) (REM)	(NOR)	(REM)	(NOR)	(REM)
Living Room	X	X	X	X									X	X	X	X	X	X	X	X
Family Room (Den) (?)										X		X		X		X		X		X
Bedroom	X	X	X	X	X	X	X	X												
Master Bedroom									X	X	X	X	X	X	X	X	X	X	X	X
Clothes Closet	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Clothes Closet					X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Master Bath Room													X	X	X	X	X	X	X	X
Master Bath Room Linen Closet													X	X	X	X	X	X	X	X
Bedroom No. 2									X	X	X	X	X	X	X	X	X	X	X	X
Clothes Closet									X	X	X	X	X	X	X	X	X	X	X	X
Clothes Closet									X	X	X	X	X	X	X	X	X	X	X	X
Bedroom No. 3													X	X	X	X	X	X	X	X
Clothes Closet													X	X	X	X	X	X	X	X
Clothes Closet													X	X	X	X	X	X	X	X
Bedroom No. 4																	X	X	X	X
Clothes Closet																	X	X	X	X

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ROOM DESCRIPTION	TQ 1 BR	TQ 1 BR	TQ 1 BR (HC)	TQ 1 BR (HC)	MF 1 BR	MF 1 BR	MF 1 BR (HC)	MF 1 BR (HC)	MF or SF 2 BR	MF or SF 2 BR	MF or SF 2 BR (HC)	MF or SF 2 BR (HC)	MF or SF 3 BR	MF or SF 3 BR	MF or SF 3 BR (HC)	MF or SF 3 BR (HC)	SF 4 BR	SF 4 BR	SF 4 BR (HC)	SF 4 BR (HC)
	(1) (NOR)	(1) (REM)	(1) (NOR)	(1) (REM)	(1) (NOR)	(1) (REM)	(1) (NOR)	(1) (REM)	(2) (NOR)	(2) (REM)	(2) (NOR)	(2) (REM)	(2) (NOR)	(2) (REM)	(2) (NOR)	(2) (REM)	(NOR)	(REM)	(NOR)	(REM)
Clothes Closet																	X	X	X	X
Bath Room	X	X	X	X	X	X	X	X	X	X	X	X								
Bath Room No. 2													X	X	X	X	X	X	X	X
Linen Closet	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
AUTHORIZED NET FLOOR AREA (m ²) ⁽⁶⁾	51	56	56	62	75	83	83	91	93	102	102	112	131	145	145	160	155	171	171	188
Halls	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Laundry Room ⁽⁷⁾	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Mechanical Room ⁽⁷⁾ ⁽⁸⁾	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Inside Storage Room ⁽⁷⁾ ⁽⁸⁾	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Exterior and interior walls	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Net-to-Gross Factor	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25
Subtotal Net-to-Gross Items (m ²)																				
TOTAL GROSS FLOOR AREA (m ²) ⁽⁶⁾	64	70	70	77	94	104	104	114	116	128	128	140	164	181	181	200	194	214	214	235
Outside Storage Room (10)(11)					X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

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ROOM DESCRIPTION	TQ 1 BR	TQ 1 BR	TQ 1 BR (HC)	TQ 1 BR (HC)	MF 1 BR	MF 1 BR	MF 1 BR (HC)	MF 1 BR (HC)	MF or SF 2 BR	MF or SF 2 BR	MF or SF 2 BR (HC)	MF or SF 2 BR (HC)	MF or SF 3 BR	MF or SF 3 BR (HC)	MF or SF 3 BR (HC)	MF or SF 3 BR (HC)	SF 4 BR	SF 4 BR (HC)	SF 4 BR (HC)	SF 4 BR (HC)
	(1) (NOR)	(1) (REM)	(1) (NOR)	(1) (REM)	(1) (NOR)	(1) (REM)	(1) (NOR)	(1) (REM)	(2) (NOR)	(2) (REM)	(2) (REM (NOR)	(2) (REM)	(2) (NOR)	(2) (REM)	(2) (REM (NOR)	(2) (REM)	(REM (NOR)	(REM)	(REM (NOR)	(REM)
Carport, one car (11)	X	X	X	X																
Garage, one car (11)					X	X	X	X												
Garage, two car (11)									X	X	X	X	X	X	X	X	X	X	X	X

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LEGEND: BR = Bedrooms.
MF = Multifamily structure.
REM = Remote location.
TQ = Transient quarters.

HC = Handicapped accessible.
NOR = Normal location.
SF = Single family structure.

DOC: \QASJ.WPD
(03/05/2001)

Notes:

1. Multiple family quarters are to be provided in the form of a multiplex unit.
2. Multiple family units are to be provided in the form of duplex units.
3. Full sized kitchen. Normally, unless specified otherwise in the PORQ, this room is to be furnished with appliances, including a refrigerator plus built-in full-size cooking range and oven (stove), microwave oven, dishwasher, and garbage disposal, as well as built-in upper and lower cabinets and counter space.
4. Reduced sized kitchen combined with dining area. Normally, unless specified otherwise in the PORQ, this room is to be furnished with the appliances specified for the full-sized kitchen, except the cooking stove, cabinets, and counter space are to be reduced in size.
5. Dining space and living room space in a combined area with no wall between the two spaces.
6. The quarters are to be designed to the authorized net floor area. The Laundry Room is to be sized for the equipment specified in the PORQ for placement in the space. Normally, unless specified otherwise in the PORQ, the Laundry Room is to be provided with appliances, including full size clothes washer and clothes dryer, as well as a laundry utility sink. The Mechanical Room is to be sized for the equipment to be placed in the space, which is location driven. The Inside Storage Room and the Outside Storage Room are to be sized as specified in the PORQ. The Carport or Garage are to be sized for the number of cars specified in the PORQ. The Total Gross Floor Area is to be used for budget estimating purposes only.
7. If a basement is provided, these functions are to be located in the basement; otherwise, they are to be provided in the structure.
8. The mechanical equipment room is for the inside components of the HVAC equipment, electrical panels, etc.
9. For a normal location, the inside storage room is to contain built-in shelving for a food pantry and general storage. For a normal location, the minimum size of this storage room for a 1-bedroom unit is 3 m²; whereas, for all other units, the minimum size is 4 m². For a remote location, the inside storage room is to contain space for an upright freezer and additional shelving for a food pantry and general storage. Normally, unless specified otherwise in the PORQ, the Inside Storage Room for remote locations will be furnished with a full size freezer. For the remote location, the minimum size of this room in a 1-bedroom unit is 4 m²; whereas, for all other units, the minimum size is 5 m².
10. The outside storage room is to be unheated and contain space for lawn maintenance equipment and shelving for general storage. Normally, this storage room is to be contiguous to the provided carport or garage. Minimum size of this room is to be 3 m².
11. Unheated space.

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